| 025.0 | 0002 | 0004.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 1,064,700 / 1,064,700 |
| | | | | | USE VALUE: 1,064,700 / 1,064,700 |
| | | | | | ASSESSED: 1,064,700 / 1,064,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | | MARATHON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HEFFERON LAUREN J |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 13 MARATHON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HEFFERON JAMES E - |
| Owner 2: | - |
| Street 1: | 30 MARATHON STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5000.000 | 604,300 | 4,400 | 456,000 | 1,064,700 |
| Total Card | 0.115 | 604,300 | 4,400 | 456,000 | 1,064,700 |
| Total Parcel | 0.115 | 604,300 | 4,400 | 456,000 | 1,064,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.30 | /Parcel: 314.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 604,100 | 4400 | 5,000. | 456,000 | 1,064,500 | 1,064,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 443,900 | 4400 | 5,000. | 484,500 | 932,800 | 932,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 443,900 | 4400 | 5,000. | 353,400 | 801,700 | 801,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 415,700 | 4400 | 5,000. | 307,800 | 727,900 | 727,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 415,700 | 4400 | 5,000. | 262,200 | 682,300 | 682,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 369,300 | 4400 | 5,000. | 256,500 | 630,200 | 630,200 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 369,300 | 4400 | 5,000. | 210,900 | 584,600 | 584,600 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 384,700 | 4400 | 5,000. | 200,600 | 589,700 | 589,700 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HEFFERON JAMES | 56909-497 | | 5/26/2011 | Convenience | 1 | No | No | | James E Hefferon dod 5/12/2018 |
| MACLEOD ROY | 29165-132 | | 9/30/1998 | | 380,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/2/2004 | 810 | Re-Roof | 2,500 | | | | | SFL FRT PORCH, RUB |
| 5/16/2000 | 350 | Redo Bat | 10,000 | | | | | RENO FFL BTH |
| 9/10/1999 | 600 | Porch | 6,000 | | | | | RENO BACK PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/13/2019 | Mail Update | MM | Mary M |
| 7/10/2017 | MEAS&NOTICE | KB | Kevin B |
| 5/18/2009 | Measured | 189 | PATRIOT |
| 4/6/2005 | Permit Visit | BR | B Rossignol |
| 10/4/1999 | Mailer Sent | | |
| 10/4/1999 | Measured | 256 | PATRIOT |
| 10/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 1 | | | | | | | | | 456,000 | | | | | | 456,000 | |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:32:05 |

## LAST REV

| Date | Time |
|---|---|
| 02/13/19 | 11:04:41 |

mmcmakin

2011

!2011!

## User Acct / GIS Ref / GIS Ref / Insp Date

16253

07/10/17

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 16253 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 456,000 | Spl Credit | | Total: | 456,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.95996308 |
| Const Adj.: | 1.00969899 |
| Adj $ / SQ: | 164.777 |
| Other Features: | 111500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 742339 |
| Depreciation: | 138075 |
| Depreciated Total: | 604264 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 13 | BRs: | 6 | Baths: | 1 | HB | | | | | |

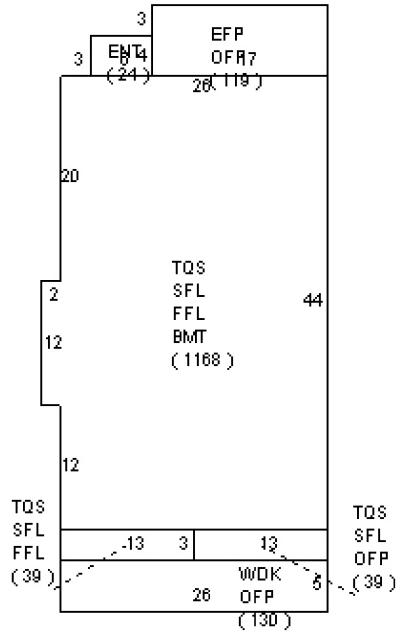
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2000 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| 1 | 6 | 3 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 13 | 6 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 164.78 |
| Special Features: | 0 | Val/Su Net: | 118.10 |
| Final Total: | 604300 | Val/Su SzAd | 178.39 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,246 | 164.780 | 205,312 |
| FFL | First Floor | 1,207 | 164.780 | 198,885 |
| BMT | Basement | 1,168 | 49.430 | 57,738 |
| TQS | 3/4 Story | 935 | 164.780 | 153,984 |
| OFP | Open Porch | 288 | 22.440 | 6,464 |
| WDK | Deck | 130 | 13.830 | 1,797 |
| EFP | Enclos Porch | 119 | 50.590 | 6,020 |
| ENT | ENTRY | 24 | 26.660 | 640 |
| | Net Sketched Area: | 5,117 | Total: | 630,840 |
| Size Ad | 3387.5 | Gross Are | 5428 | FinArea 3388 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

025.0-0002-0004.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1924 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 2002 | 0.00 | T | 13.6 | 104 | | | | | | |

| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | | Total: | 4,400 |
|---|---|---|---|---|---|---|---|